

## 1 LANDSCAPE PLAN

### M-2 Zoning Landscape Calculations

#### STREET TREE REQUIREMENTS:

One tree per 40 feet public or private street frontage (minus intersecting driveways)  
311 LF along Lone Elm Road  
8 Street trees required  
8 Street trees provided (Shifted 5' closer to building, to screen fence)

#### Requirements Met

#### BUFFER LANDSCAPING:

M-1 adjacent to M-1, M-2, C-O, buffer landscape requirements (North and South Boundary):

Minimum buffer width: 100' - TYPE 1 Buffer required (per 100 linear feet)  
1 Deciduous Shade tree (1 EPU)  
1 Ornamental tree (5 EPU)  
20 shrubs (25 EPU each) - 9 EPU's

#### Linear feet along North edge of site: 1253 LF (extensive existing vegetation to be preserved)

Deciduous trees required: 13 (13 EPU's)  
EXISTING Deciduous trees provided: 45 (45 EPU's)  
Evergreen trees required: 13 (6.5 EPU's)  
EXISTING Evergreen trees provided: 28 (14 EPU's)  
ADDITIONAL EVERGREEN AND DECIDUOUS TREES PROVIDED ABOVE REQUIREMENTS.

#### Linear feet along East edge of site: 331 LF (Substituted more trees, for less shrubs)

Deciduous trees required: 3 (3 EPU's)  
EXISTING Deciduous trees provided: 9 (9 EPU's)  
Evergreen trees required: 3 (1.5 EPU's)  
EXISTING Evergreen trees provided: 3 (1.5 EPU's)  
NEW Evergreen trees provided: 5 (2.5 EPU's)  
Requirement Met

#### Linear feet along South edge of site: 1263 LF (Partial Type 1 buffer already existing)

Deciduous trees required: 13 (13 EPU's)  
EXISTING Deciduous trees provided: 13 (13 EPU's)  
Evergreen trees required: 13 (6.5 EPU's)  
EXISTING Evergreen trees provided: 13 (6.5 EPU's)  
Requirement Met

#### INTERIOR PARKING REQUIREMENTS:

One (1) shade tree shall be provided for every parking and vehicular use landscape island.

#### Requirement Met

#### BUILDING FOUNDATION PLANTINGS:

Along any building facade or foundation that fronts upon a public right-of-way or a parking lot provided for the building, landscape areas shall be provided equivalent to a minimum of twenty-five (25) percent of each building facade or foundation.

#### Requirement Met

The number of equivalent planting units (EPU's) for purposes of applying a type "N" buffer, above, are calculated based on the following ratios: Canopy Trees = 1 EPU, Understory = 0.5 EPU, Large Shrubs = 0.25 EPU, Medium Shrubs = 0.1 EPU, and Small Shrubs = 0.05 EPU. Each buffer type "A" through "F", above, is assigned the following number of EPU's for purposes of determining whether a type "N" buffer may be substituted:

Buffer Type	EPU's
1	1
2	2
3	1.5
4A or 4B	3
5	4
6	5

### Planting Notes

- Location of all existing utilities needs to be done before commencing work.
- The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
  - Creeeping groundcover shall be a minimum of 6" from paving edge.
  - All trees shall be a minimum of 3' from paving edge.
  - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
- All shrubs shall be a minimum of 2' from paved edge.
- Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
- Note: If plants are not labeled, they are existing and shall remain.
- In the event of work in or on a JCV sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City.
- All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.
- No trees may be planted within 15 feet of a street light.
- Building facade and foundation landscape areas must be irrigated.

#### Materials:

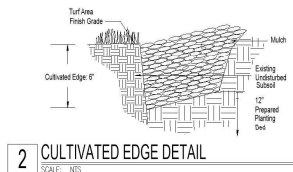
- Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
- Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

#### Installation:

- All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
- After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
- Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
- Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
- Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

### Olathe Required Notes

- All existing plants will be preserved throughout the construction process. Any plantings that are missing or in an unhealthy condition will be replaced as shown on the landscape plan prior to occupancy of the proposed project.



### 2 CULTIVATED EDGE DETAIL

SCALE: NTS

#### TREE PLANTING NOTES:

- DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSS-BRANCHES CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR BRANCHES & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- MARK THE NORTH SIDE OF THE TREE IN THE PLANTING PIT. MARK THE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
- APPLY 4" THICK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK.

#### SHRUB PLANTING NOTES:

- DO NOT HEAVILY PRUNE THE SHRUB. PRUNE ONLY CROSS-BRANCHES CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR BRANCHES & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- MARK THE NORTH SIDE OF THE SHRUB IN THE PLANTING PIT. MARK THE SHRUB TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
- APPLY 4" THICK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ SHRUB TRUNK.

#### STAKING REQUIREMENTS:

- WIRE CABLE SHALL BE GALV. CO-GAUGE.
- TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH.
- STAKES SHALL BE 2x2 HARDWOOD OR EQUAL.

#### PERENNIAL PLANTING NOTES:

- APPLY 2" THICK BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS.
- THOROUGHLY MIX PEAT IN TOP 3" OF SOIL.
- BREAK UP EXISTING SOIL TO A DEPTH OF 4".
- PROVIDE NEW TOPSOIL TO A DEPTH OF 12".
- SHRUB PLANTING NOTES:
  - SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER.
  - PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICES.

#### INITIAL WATERING:

- WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL WATER IS ABSORBED.

#### PLANTING INSTALLATION DETAILS

SCALE: NTS

### Landscape Schedule

Symbol	Qty	Botanical Name	Common Name	Min Root	Min. Size	Caliper	Remarks
<b>OVERGREEN TREES</b>							
1	10	Acacia 'Vittoria' 'Nervosa'	Pacific Sunset Maple	2.5"	6"	min. clear, ground to canopy	
2	10	Juniperus chinensis 'Nana'	Reisner Juniper	6"	6"	min. clear, ground to canopy	
3	10	Juniperus chinensis 'Suecica'	Reisner Juniper	6"	6"	min. clear, ground to canopy	
4	10	Juniperus chinensis 'Suecica'	Reisner Juniper	6"	6"	min. clear, ground to canopy	
<b>PERENNIALS</b>							
5	10	Hydrangea paniculata 'Grandiflora'	Little Oak-Fire Hydrangea	3 gal	6"	min. clear, ground to canopy	
6	10	Spring 'N' 'Nana'	Blushing Purple Lily	5 gal	6"	min. clear, ground to canopy	
<b>OVERGREEN SHRUBS</b>							
7	10	Juniperus chinensis 'Suecica'	Sea Green Juniper	3 gal	6"	min. clear, ground to canopy	
8	10	Juniperus chinensis 'Suecica'	Sea Green Juniper	3 gal	6"	min. clear, ground to canopy	
9	10	Juniperus chinensis 'Suecica'	Sea Green Juniper	3 gal	6"	min. clear, ground to canopy	
<b>EXISTING TREES TO BE PRESERVED</b>							
10	10	Juniperus chinensis 'Suecica'	Sea Green Juniper	3 gal	6"	min. clear, ground to canopy	
11	10	Juniperus chinensis 'Suecica'	Sea Green Juniper	3 gal	6"	min. clear, ground to canopy	
<b>SEED MIX (Dry Areas): Blunt Spikerush, Cardinal Flower, Bur Gudge, (equal parts) Apply at 10 lbs per acre. Mow once in early spring. Weed area as necessary.</b>							

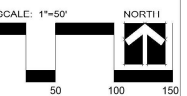


#### CLIENT

Everest Holdings LLC  
153 Bond St.  
Overland Park, KS 66221

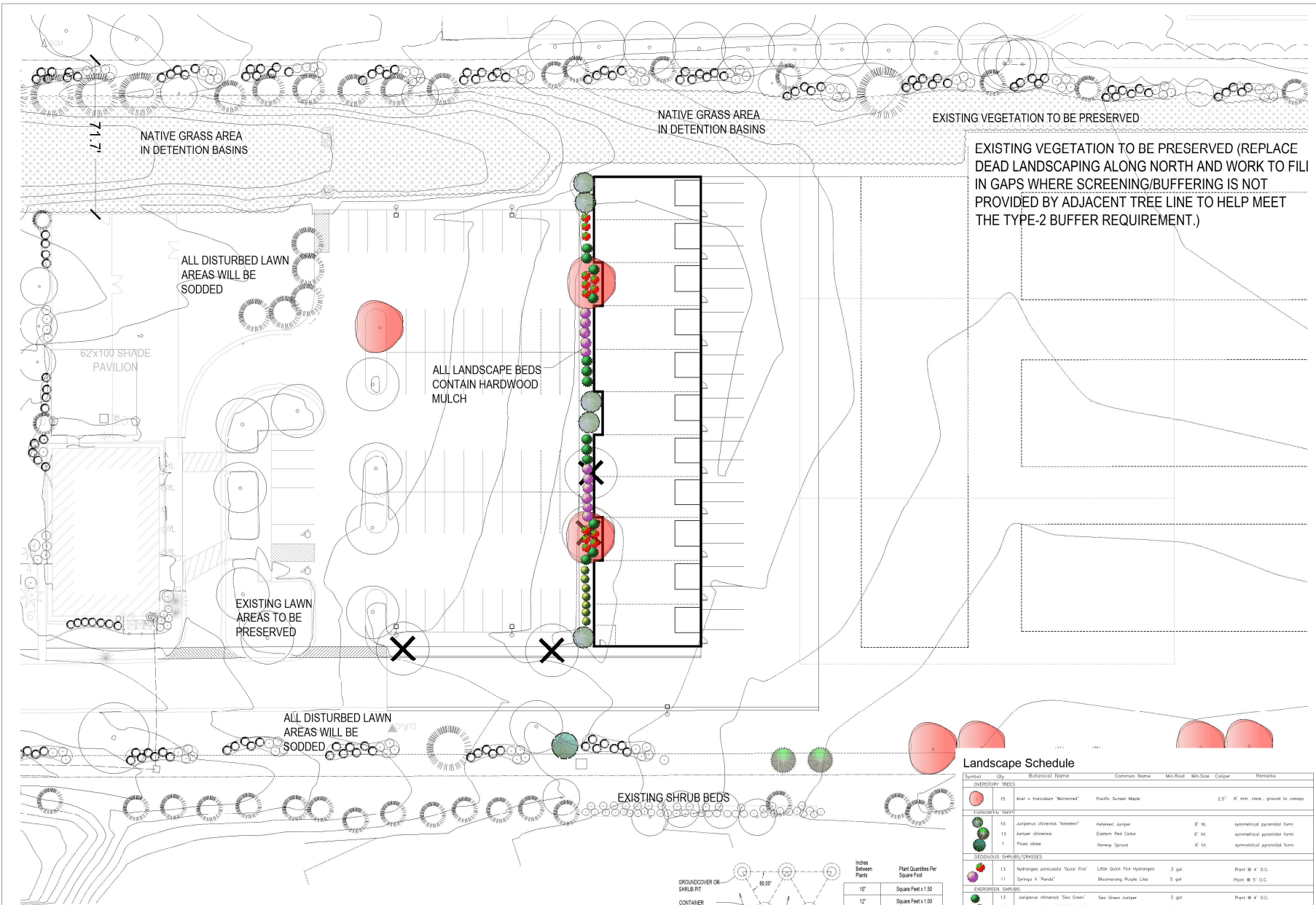
#### PROJECT

Bluebox Storage  
Property Masterplan  
16129 Lone Elm Road  
Olathe, Kansas

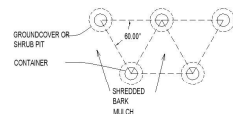


Date: 10.4.2024  
Project #: 888  
Landscape Plan

**L1**



EXISTING VEGETATION TO BE PRESERVED (REPLACE DEAD LANDSCAPING ALONG NORTH AND WORK TO FILL IN GAPS WHERE SCREENING/BUFFERING IS NOT PROVIDED BY ADJACENT TREE LINE TO HELP MEET THE TYPE-2 BUFFER REQUIREMENT.)



NOTES:  
1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.  
2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDERS AS NOTED ON PLANS.

Inches Between Plants	Plant Quantities Per Square Foot
10"	Square Feet x 1.50
12"	Square Feet x 1.00
18"	Square Feet x .44
30"	Square Feet x .16
36"	Square Feet x .11

### Landscape Schedule

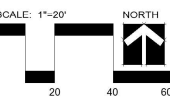
Symbol	Qty	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
<b>OVERSTORY TREES</b>							
	15	Acer x fraxinoides "Norwood"	Pacific Sunset Maple		2.5"	6" min. clear, ground to canopy	
<b>EVERGREEN TREES</b>							
	10	Juniperus chinensis "Spartan"	Katahdin Juniper		6" Ht.	symmetrical pyramidal form	
	12	Juniperus chinensis "Blue Star"	Eastern Red Cedar		6" Ht.	symmetrical pyramidal form	
	1	Pinus strobus	Norway Spruce		6" Ht.	symmetrical pyramidal form	
<b>DECIDUOUS SHRUBS/GRASSES</b>							
	15	Hydrangea serrata "Quick Fire"	Little Quick Fire Hydrangea		3 gal	Plant @ 4' O.C.	
	11	Spirea x "Himal"	Blooming Purple Spirea		3 gal	Plant @ 5' O.C.	
<b>EVERGREEN SHRUBS</b>							
	13	Juniperus chinensis "Sea Green"	Sea Green Juniper		3 gal	Plant @ 4' O.C.	
	11	Juniperus chinensis "Sole Coast"	Sole Coast Juniper		3 gal	Plant @ 4' O.C.	
<b>PERENNIALS</b>							
	1	Hosta x "Albino"	Albino Hosta		3 gal	Plant @ 4' O.C.	
<b>SEED MIX</b>							
	1	SEED MIX	SEED MIX				
<b>LANDSCAPE NOTES</b>							
SEED SHALL BE TALL FESCUE MIXTURE, AS PRODUCED BY MEMBERS OF THE TURF PRODUCERS ASSOCIATION.							
SEED	SPICES	% OF MIX	PERCENTAGE	% OF MIX	PERCENTAGE	% OF MIX	PERCENTAGE
SEED	PERCENTAGE	15	PERCENTAGE	15	PERCENTAGE	15	PERCENTAGE
SEED	PERCENTAGE	15	PERCENTAGE	15	PERCENTAGE	15	PERCENTAGE
SEED	PERCENTAGE	15	PERCENTAGE	15	PERCENTAGE	15	PERCENTAGE
NATIVE VEGETATION/DRY DETENTION AREA PLANTS - Seed Mix plants 33%							
SEED MIX (Dry Areas) Blunt Spineflower, Cardinal Flower, Bur Sedge, (equal parts)							
Apply at 15 lbs per acre. Mow once in early spring. Weed area as necessary.							

**MEIER**  
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**CLIENT**  
Everest Holdings LLC  
153 Bond St.  
Overland Park, KS 66221

**PROJECT**  
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Property Masterplan  
16129 Lone Elm Road  
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Date: 10.4.2024  
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Landscape Plan

**L2**

**1 LANDSCAPE PLAN - ENLARGEMENT PLAN**  
SCALE: 1"=20'-0"

**2 GROUNDCOVER/SHRUB DETAIL**  
SCALE: 1/8"